

1. This permit authorizes the development of the subject property with 534 residential condominiums in the existing RPD – 5,000 – 20U zone in accordance with the site plan for Conditional Use Permit 03-074.
2. This permit shall not be effective for any purpose until a duly authorized representative of the property involved has filed at the office of the Department of Regional Planning his affidavit stating that he is aware of, and accepts all the conditions of this permit.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted herein shall lapse.
5. It is declared and made a condition of this permit that if any condition hereof is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. If any future inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee may be required to reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65907

or any other applicable limitation period. The County shall promptly notify the permittee of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee, or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee according to Los Angeles County Code Section 2.170.010.

11. The time limit for use of this grant shall be the same and concurrent with the time limit for Tentative Tract Map No. 46018 and where applicable subject to the provisions of the associated Development Agreement.

12. All development shall comply with the requirements of the Zoning Ordinance and the specific zoning of the subject property except as specifically set forth in this permit or as shown on the approved Exhibit "A."

13. The project and the related infrastructure shall be developed in compliance with the conditions approved for Tentative Tract Map No. 46018.

14. The subject property shall be developed and maintained in substantial compliance with the map on file marked Exhibit "A." Amended or revised tentative maps approved for Tract Map No. 46018 may, at the discretion of the Planning Director, be deemed to be a revised Exhibit "A."

15. Three copies of a landscape plan, which may be incorporated into the required site plan, shall be submitted to and approved by the Planning Director before issuance of a

building permit. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities.

16. All landscaping shall be continuously maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
17. To the maximum extent feasible and consistent with the conditions of this grant, all walls and/or fences shall be designed, constructed and finished in a manner that will discourage the application of "graffiti" or other extraneous markings.
18. In the event of such extraneous markings occurring, the permittee is to remove or cover said markings, drawings, or signage no later than 72 hours of it occurring. The only exceptions shall be seasonal decoration or signage provided under the auspices of a civic or a non-profit organization.
19. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
20. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
21. The applicant shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine facilities that may be necessary to protect the property from fire hazard. Water mains, fire hydrants, and fire flow shall be provided as may be required.
22. All utilities shall be placed underground.
23. The driveways shall be posted "No Parking" and the restriction shall be continuously enforced by the Homeowners' Association.
24. Two covered parking spaces shall be provided for each dwelling unit and 1 uncovered guest parking space shall be provided for each 4 dwelling units, or portion of 4 unit multiple unit buildings for a total minimum requirement of 134 spaces. A total of 144 guest parking spaces shall be provided, as depicted on the Exhibit "A."
25. All loose trash and debris shall be cleaned up immediately and removed from the site or stored in designated trash areas.

26. The trash areas shall be kept clean and in good repair. All trash containers shall be secured and covered at all times.
27. Buildings shall not exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.
28. Provide front and rear yards subject to the general provisions and exceptions contained in Chapter 22.48 of the Los Angeles County Code (Zoning Ordinance).
29. Revegetation shall be accomplished on all graded areas (cut and fill) where structures or improvements (including ornamental landscaping) are not constructed. To the maximum extent feasible and consistent with the conditions of this grant, drought tolerant (low water consumption) species and appropriate water conserving devices shall be used and approved by appropriate agencies acting in the interest of fire control. To the maximum extent feasible and consistent with the conditions of this grant, drip irrigation systems shall be employed.
30. All grading and construction on the subject property, and appurtenant activities including equipment engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted.
31. Permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
32. Detonation of explosives or any other blasting device or material shall be prohibited unless required permits have been obtained.
33. All vehicles employed in grading and construction shall be maintained in compliance with the South Coast Air Quality Management District standards for vehicle emissions.
34. No construction equipment or vehicles shall be parked or stored on any public or private street.
35. Permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect throughout the life of this permit. Additionally, any flagman requested by said department and any other recommendation of said department shall be strictly complied with.
36. Complete or guarantee completion of all street improvement requirements to the

satisfaction of the Department of Public Works before obtaining building permits.

37. On-site grading shall be limited to that which is necessary to construct roads and building pads as shown on the approved site plan.
38. Permittee shall pay school mitigation payments to the school districts based upon the amounts to be specified in an agreement executed by developers and school districts acknowledged by the County prior to recording a final subdivision map on the property. The school mitigation payments shall be made for each structure prior to the issuance of the building permit.
39. Permittee's obligations shall be in lieu of and shall fully satisfy the developer's obligation to pay school facilities fees for the project pursuant to Government Code Section 53080 and 65995.
40. The applicant shall utilize water-saving devices and technology in the construction of this residential project to the extent feasible and consistent with Los Angeles County Building and Plumbing Code.
41. The permittee shall participate in the library financing program to help fund additional library resources prior to the recordation of the final tract map and contribute a pro rata share of the required funding. Alternate mitigation measures for library services acceptable to the County may also satisfy this condition.
42. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles a sum of \$1,500.00. Such fees shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expense incurred while inspecting the premises to determine permittee's compliance with the conditions of approval. The above fees provide for annual inspections covering the life of this grant.
43. All construction and development within the subject property shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code and the subdivision codes as currently adopted by the County of Los Angeles.
44. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

45. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
46. No part of the Tract approved as residential use may be used for any business, commercial, manufacturing, mercantile, storage, vending or other nonresidential purposes.
47. The mitigation measures set forth in the Mitigation Monitoring Program section of the Final Addendum Environmental Impact Report for the project are incorporated by this reference and made conditions of Conditional Use Permit No. 03-074. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. Record a covenant and agreement, and submit a copy to the Department of Regional Planning for approval, agreeing to the mitigation measures imposed by the Addendum EIR for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Department of Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
48. Within thirty (30) days of the approval of the Conditional Use Permit, as provided in the Addendum EIR, the subdivider shall deposit the sum of \$3,000.00 with the Department of Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Plan.